

SEP 18 2 49 PM '75

VERNON W. OHLAND, AUDITOR  
SPOKANE COUNTY, WASH.  
DEPUTY *W. Miller*

DECLARATION OF RESTRICTIVE COVENANT

Reg. 401 City Hall 6.00

WHEREAS, the City of Spokane, a municipal corporation of the State of Washington, is the record owner of certain property specifically described hereinafter, which property was acquired as a part of the development of a Central Riverfront Park in the City of Spokane; and

WHEREAS, this property is being acquired and developed in part with funds made available under that certain Contract No. OSA-WA-10-19-1005(g) between the City of Spokane and the Department of Housing and Urban Development of the United States Government, and with funds made available through grants from the Washington State Interagency Committee for the purpose of providing open space and outdoor recreation areas for the citizens of the City of Spokane;

NOW, THEREFORE, the City of Spokane declares:

That the property described in Exhibit "A", attached hereto, located in the City of Spokane, County of Spokane, State of Washington, shall not be mortgaged, sold, leased, or otherwise transferred or encumbered without the prior written approval of the Secretary of Housing and Urban Development and the Chairman of the Washington State Interagency Committee for Outdoor Recreation.

DATED September 16, 1975.

CITY OF SPOKANE:  
BY *F. S. Fulwiler*  
F. S. FULWILER, City Manager



Attest: *A. G. ESPE*  
A. G. ESPE, City Clerk

Approved as to form:  
*Frank L. Swan*  
Assistant Corporation Counsel

1% R. E. Excise Tax Exempt  
Date 9-18- 1975  
BY *F. S. Fulwiler*  
Deputy County Treasurer

STATE OF WASHINGTON,) ss.  
County of Spokane,)

On this 16th day of September, 1975, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared F. S. FULWILER and A. G. ESPE, to me known to be the City

Manager and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



*Alvin C. S. [Signature]*  
Notary Public in and for the State  
of Washington, residing at Spokane

CENTRAL RIVERFRONT PARK  
Exhibit "A"

Parcel 1.

A tract of land in the northeast quarter of the southwest quarter (NE1/4SW1/4) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point on the east line of Monroe Street, said point being 62.5 feet southerly of the south line of Bridge Avenue; thence N 89°57'30" E 130.0 feet; thence S 0°04'30" E 57.5 feet; thence S 54°32'06" W 108.95 feet; thence S 60°07'30" W 47.46 feet, to a point on the east line of Monroe Street; thence along Monroe Street N 0°04'30" W 144.26 feet to the point of beginning.

Parcel 2.

That portion of the southwest quarter (SW1/4) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at the southeast corner of Bridge Avenue and Monroe Street; thence south along the east line of Monroe Street 62.5 feet to a point; thence N 89°57'1/2' E 130 feet; thence S 0°04'1/2' E 57.5 feet; thence N 89°57'1/2' E 44.1 feet; thence N 67°22' E 63.1 feet; thence N 1°27' W 96.2 feet; thence S 89°57'1/2 W 230 feet to the point of beginning.

Parcel 3.

All of Lots 19, 20 and 21; the South 60 feet of Lot 17; the East 20 feet of Lot 18; the South 60 feet of the West 40 feet of Lot 18; all in Block 12, RESURVEY AND EXTENSION OF POST'S ADDITION, according to plat recorded in Volume "A" of Plats, page 21, in the City of Spokane, Spokane County, Washington.

Parcel 4.

The East 20 feet of Lot 16; all of Lot 22; the South Half of the West 140 feet of said Lot 16; the North Half of Lot 17; and the North Half of the West 40 feet of Lot 18; all in Block 12, RESURVEY AND EXTENSION OF POST'S ADDITION, according to plat recorded in Volume "A" of Plats, page 21, in the City of Spokane, Spokane County, Washington.

Parcel 5.

The South Half of the West 20 feet of the East 40 feet of Lot 16, Block 12, RESURVEY AND EXTENSION OF POST'S ADDITION, according to plat recorded in Volume "A" of Plats, page 21, in the City of Spokane, Spokane County, Washington.

Parcel 6.

A tract of land in the northeast quarter of the southwest quarter (NE1/4SW1/4) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, Washington, described as follows:

Beginning at a point on the north line of the NE1/4SW1/4 of said Section 18, said point bears N 89°59' W 70.06 feet from the center of said Section 18; thence N 89°59' W 64.14 feet; thence S 32°47' W 26.85 feet; thence S 86°32' W 246.80 feet; thence S 0°36'30" W 126.06 feet; thence N 66°39'27" E 86.73 feet; thence N 38°29'35" E 109.34 feet; thence N 83°04'59" E 117.98 feet; thence N 64°28'56" E 68.22 feet to the point of beginning.

## Parcel 7.

A tract of land in the southwest quarter of the northeast quarter (SW1/4NE1/4) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, Washington, described as follows:

Beginning at a point being the intersection of the west line of Howard Street with the south line of the SW1/4NE1/4 of said Section 18; thence along Howard Street N 10°24'30" E 76.27 feet; thence S 79°35'30" E 60.0 feet to the east line of Howard Street and the true point of beginning of the tract to be described; thence N 49°54' E 59.94 feet; thence N 83°19' E 71.7 feet to a point on the southerly line of the old St. P.M. & M. Railway right of way; thence along said right of way S 52°49' E 179.54 feet; thence N 74°54'43" W 257.84 feet; thence S 63°30'16" W 12.47 feet to the true point of beginning.

## Parcel 8.

That certain easement recorded as Document No. 7401180280 in Volume 184, page 1171, records of Spokane County, Washington, more particularly described per a drawing of said riverbank easement locations attached thereto and marked Exhibit "K", Project No. 2545, Washington, and made a part thereof by this reference. The said riverbank areas covered by this easement being shown as the shaded areas.

## Parcel 9.

A parcel of land situate in the southwest quarter of the northeast quarter (SW1/4NE1/4) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, Washington, described as follows:

Beginning at the point of intersection of the easterly line of Howard Street with the southwesterly line of the 60 foot right of way of the former Great Northern Railway Company; thence southeasterly along said right of way line 128.3 feet; thence S 83°19' W along the high water mark of the Spokane River 71.7 feet; thence approximately S 49°54' W along said high water mark 60.27 feet, more or less, to said easterly line of Howard Street; thence northerly along said easterly line of Howard Street 124.7 feet, more or less to the point of beginning.

## Parcel 10.

A tract of land situate in the southwest quarter of the northeast quarter (SW1/4NE1/4) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, Washington, bounded and described as follows:

Beginning at a point in the west line of Washington Street 66 feet wide that is 20 feet distant north, measured at right angles, from the east and west center line of said Section 18; thence northerly along the west line of Washington Street a distance of 154.3 feet; thence westerly along a straight line forming an angle of 88°02' from south to west with the west line of Washington Street a distance of 581 feet, more or less, to a point in the northeasterly line of the 60-foot right of way of the former Great Northern Railway Company; thence southeasterly along said right of way line a distance of 260 feet, more or less, to a point 20 feet distant north, measured at right angles, from said east and west center line of Section 18; thence east parallel with said east and west center line of section to the point of beginning;  
EXCEPTING THEREFROM approximately 18,980 square feet of land with building thereon.

## Parcel 11.

That portion of lots 24, 25, 26, 27, 28, 29, 30, 31, 38, 39, 40, 41, 42, 43, 44, 45, and Vacated McBroom Street in HAVERMALE ISLAND, according to plat recorded in Volume "C" of Plats, page 47, in the City of Spokane, Spokane County, Washington, described as follows:

A strip of land 60 feet wide, being 30 feet on each side of the following described center line:

Beginning at a point on the west line of Lot 3, Block 1, HAVERMALE'S SECOND ADDITION, according to plat recorded in Volume "A" of Plats, page 148, in the City of Spokane, Spokane County, Washington, 211.6 feet north of the southwest corner; thence curving to the right with a 10° curve, with a radius of 573.07 (573.7 written) feet, a distance of 234 feet to a point near the shore of Lot 44, HAVERMALE ISLAND, and the true point of beginning of this line description; thence northwesterly in a straight line tangent to said curve across Lots 44, 43, 42, 41, 40, 39, Vacated McBroom Street, Lots 26, 27, 28, 29, 30, 31, HAVERMALE ISLAND, to the South Shore of the North Channel of the Spokane River and the end of this line description; said line continuing northwesterly to a point in the said North Channel, 603 feet from the beginning of this line description, said center line continuing on a curve to the left from said tangent with a 6° curve, radius 955.4 feet through a distance of 74.6 feet to a point on the east line of Washington Street, 32 feet south of the southwest corner of Lot 10, Block 2, PITWOOD ADDITION.

## Parcel 12.

That portion of the Northeast Quarter of the Southwest Quarter of Section 18, Township 25 North, Range 43 East, W.M., in the City of Spokane, Spokane County, Washington, described as follows:

Beginning at a point on the east line of Lincoln Street 54.64 feet north of the north line of Bridge Avenue; thence on a curve with a radius of 603.7 feet (the tangent of said curve lying parallel to and 60 feet north of the north line of Bridge Avenue, and the point of tangent being 5.27 feet west of the west line of Lincoln Street) in a southeasterly direction 96.13 feet to a point; thence southwesterly 35.61 feet to a point on the north line of Bridge Avenue, 83.4 feet east of the east line of Lincoln Street; thence west along the north line of Bridge Avenue 83.4 feet to the east line of Lincoln Street; thence north along the east line of Lincoln Street 54.64 feet to the point of beginning, EXCEPT street.